

# PROPERTY DETAILS

## BRIANCROKER

PROPERTY CONSULTANCY

### TO LET or FOR SALE

117 Drysdale Street  
London, N1 6ND

1,784 sq. ft. – 165.70 m<sup>2</sup> (approx.)  
Self-contained ground floor office unit with a  
private planted outside space



### LOCATION

This attractive ground floor B1 office unit forms part of an Award Wining Development fronting Drysdale Street linking Kingsland Road to the east and Hoxton Street/Square to the west. The property is less than a five minutes walk of Old Street roundabout. The property is located within Shoreditch's vibrant mixed-use area where there are many thriving business and is well served by many shops, amenities, eateries and bars. The property can be easily reached from Old Street Station (Northern Line and First Capital Connect) being only minutes away. Liverpool Street and Moorgate Stations are also within a ten minutes walk also the area is served by numerous bus route

[WWW.BRIANCROKER.COM](http://WWW.BRIANCROKER.COM) | [BRIAN@BRIANCROKER.COM](mailto:BRIAN@BRIANCROKER.COM) | +44(0) 7860 451064

Please note: The above information has been provided in good faith but please verify the accuracy of all statements, opinions, measurements and values contained herein prior to submitting your offer as Brian Croker cannot give any guarantee as to their accuracy or be held liable for inaccuracies. E&OE.

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### DESCRIPTION

This available self-contained B1 office unit is situated on the ground floor which is accessed via its own entrance off Drysdale Street. The unit offers many features including, rear planted private open courtyard, female and male toilets plus shower, open plan kitchen. The accommodation also offers features including timber floor, 3.8 m floor to ceiling height, internal security shutters, entry phone.



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### ACCOMMODATION

Ground Floor B1 Office 1,784 sq. ft. - 165.70 m2 (approx.)

The floor areas have been provided by a third party, and interested parties are advised to check these measurements.

### ASKING PRICE

Offers in the region of £1,500,000.00 (plus VAT.) for this long leasehold interest which commenced in 2008 for a term of 999 year lease subject to a ground rent of £250 per annum.

or

### ASKING RENT

£80,280 (+VAT) per annum exclusive. (£45.00 per sq. ft.)

### ESTATE SERVICE CHARGE

The current estate service charge is running at £1,798.61 per quarter (£7,194.44 per annum)

### BUSINESS RATES

We are informed by the Valuation Office Agency website that the Rateable Value of the Property is estimated to be £15,500 with Rates Payable from the 1st April 2020 to 31st March 2021 being £7,734.50. The property may be subject to Small Business Relief and Transitional Relief.

Interested parties are advised to seek confirmation from the London Borough of Hackney on 0208 356 3466

### LEGAL COSTS

Each party to bear their own costs.

### ENERGY PERFORMANCE CERTIFICATE

The Landlord is arranging for a survey of the premises to produce an EPC.

### VIEWING

Please contact: Brian Croker  
Telephone: 020 7293 0564  
Mobile: 07860 451064  
Email: [brian@briancroker.com](mailto:brian@briancroker.com)